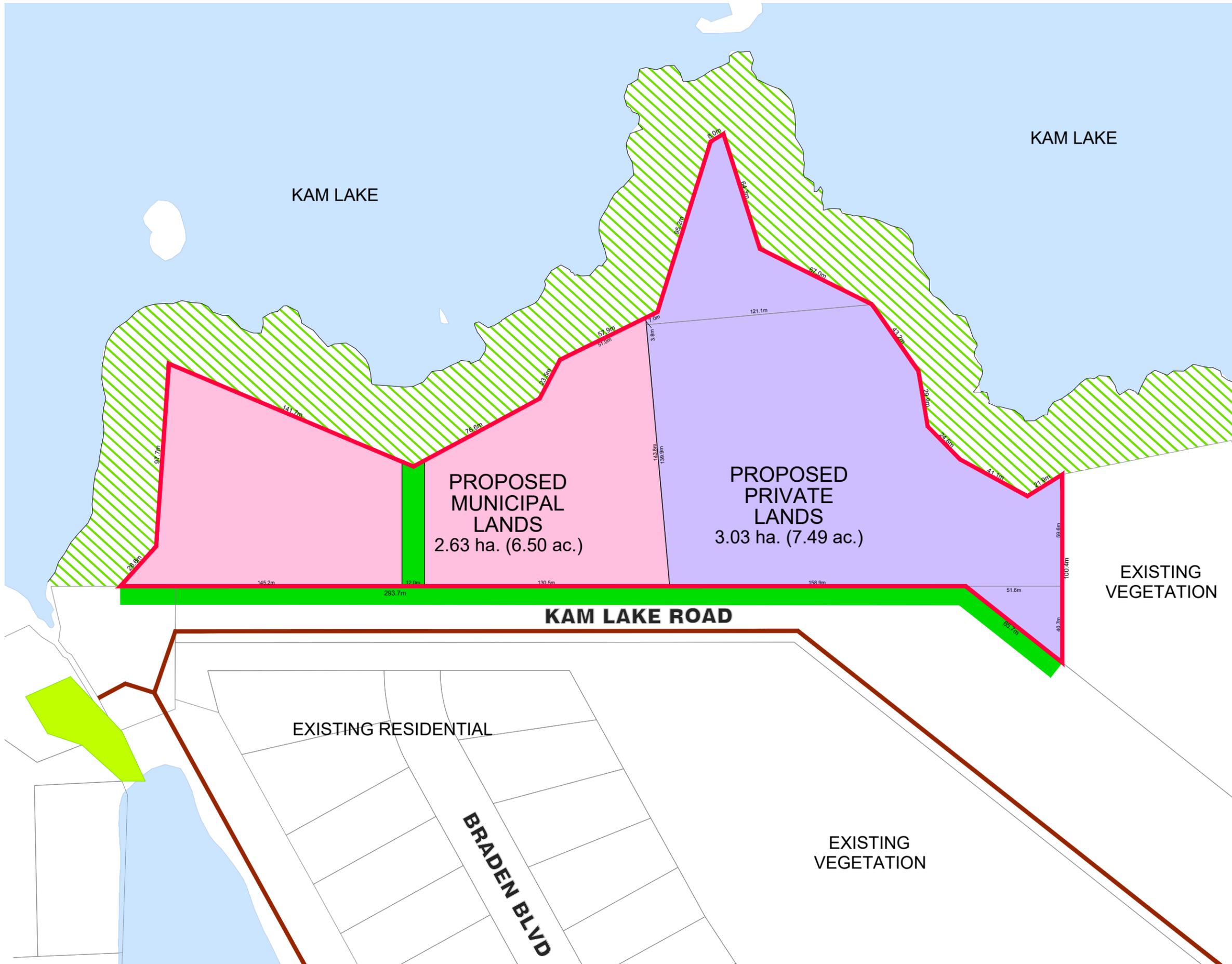


AURORA TRACKING STATION

KAM LAKE SOUTH AREA DEVELOPMENT PLAN

CONCEPTUAL PLAN



- AREA DEVELOPMENT PLAN BOUNDARY (±5.66 ha / 13.99 ac)
- PROPOSED MUNICIPAL LANDS (±2.63 ha / 6.50 ac)
- PROPOSED PRIVATE LANDS (±3.03 ha / 7.49 ac)
- EXISTING PARK
- PROPOSED GREEN AREAS
- NATURAL PRESERVATION
- PROPOSED TRAIL

SCALE: 1:2000 (11x17)

MAP/DRAWING INFORMATION:
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

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PROJECT: 25-2215
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Schedule 2: Land Composition Summary Table

Parcel	Zoning	Area (ha)	Frontage (m)
Parcel A Municipal Lands	KLS 1	2.63	293.7
Parcel B Private Lands*	KLS 1	3.03	224.0
East Lands to be Transferred	KLS 1	0.45	0
Southwest Lands to be Transferred	KLS 1	0.11	65.7

* Includes Lands to be Transferred

Kam Lake South ADP

Draft Policies

1. Purpose

- a. To establish a development framework, including a conceptual lot and road layout for the Kam Lake South land development.

2. Development Scheme Boundaries

- a. The conceptual land development is located at the south end of the City of Yellowknife along the western shore of Kam Lake, shown on Schedule 1.
- b. The number of lots, parcel boundaries, and municipal rights-of-way represent the intent of the City of Yellowknife. They will be established and determined by engineering design and the final plans of survey.

3. Phasing

- a. The initial phase of the Kam Lake South Area Development Plan (ADP) proposes two parcels, shown in Schedule 1. Parcel A will remain under ownership by the City of Yellowknife for the foreseeable future, while Parcel B will be sold as fee simple land title to Aurora Tracking Station. A land composition summary table is provided in Schedule 2.
- b. Parcel A may be sold or transferred to a private entity and developed in future development phases, as determined by the City of Yellowknife.
- c. Phasing of new lots on Parcel A should prioritize development along the north end of the ADP Area gradually developing further south.
- d. Additional phases of development may be considered depending on future development applications proposed in the ADP Area.

4. Land Use

- a. All development within the ADP Area shall comply with Section 4.9 Kam Lake South in the City of Yellowknife Community Plan By-law No. 5007.
- b. Permitted uses in the Kam Lake South ADP Area shall be limited to:
 - i. Accessory Building
 - ii. Accessory Residential Dwelling
 - iii. Accessory Use

- iv. Commercial Recreational
 - v. Communication Tower
 - vi. Dog Lot
 - vii. Home Based Business
 - viii. Public Utility Uses and Structures
 - ix. Short-Term Rental Accommodation
 - x. Temporary Use
 - xi. Urban Agriculture, Commercial
 - xii. Urban Agriculture, Community
- c. Discretionary uses in the Kam Lake South ADP area shall be limited to:
- i. Float Plane Base
 - ii. Food and Beverage Services
 - iii. Hotel
 - iv. Motel
 - v. Similar Use
- d. As commercial lots do not extend to the shoreline nor have direct access to Kam Lake, no structure shall be located within 100' of the Kam Lake shoreline.
- e. Private commercial access to Kam Lake may be permitted through a lease agreement with the Government of the Northwest Territories and/or the City of Yellowknife.

5. Trail Connection

- a. The City of Yellowknife may acquire a leasehold interest from the Government of the Northwest Territories for trail development along the 100' Ordinary High Water Mark reserve, pursuant to the Northwest Territories Lands Act.
- b. A direct trail connection should be provided between Kam Lake and Braden Boulevard, as identified on Schedule 1.

6. Road Network

- a. Kam Lake Road design must accommodate a wide range of users, including industrial traffic servicing the nearby quarry, dog mushers, snowmobiles, and

personal vehicles. Kam Lake Road is intended to remain as a wider road with wide shoulders to provide sufficient space for these users to travel safely.

- b. A multi-use trail along the west side of Kam Lake Road should be provided in the municipal right-of-way.
 - c. Speed limits, signage, and brush clearing should be used to maintain safety for both dog mushers, snowmobilers, pedestrians, and motor vehicle traffic.
 - d. Every lot must have access to a public roadway.
 - e. Road access to Kam Lake may be permitted through a lease agreement with the Government of the Northwest Territories and/or the City of Yellowknife.
 - f. The Department of Public Works and Engineering shall review any proposed new road.
 - g. Gates to properties shall be setback 15m from the Kam Lake Road right-of-way to provide sufficient space for vehicles to pull off of Kam Lake Road.
7. Lighting (Dark Sky) policies

Several businesses in the Kam Lake area depend on a dark sky for viewing the Aurora Borealis, Northern Lights. As such, the following policies are intended to preserve this dark sky as the area continues to develop and host other businesses.

- a. All permanent outdoor lighting must be fully shielded and direct 100% of the light beam towards the ground below the fixture.
 - b. Property owners are encouraged to dim their outdoor lights between the hours of 10:00 PM and 6:00 AM or one hour after the close of any business operations, whichever is later.
8. Landscaping/Fencing
- a. A buffer of natural vegetation along Kam Lake Road shall be maintained, as shown in Schedule 1.
 - b. Applicants are encouraged to incorporate natural terrain and topographic features into the design of site plans and building orientation.
 - c. The retention and preservation of existing natural vegetation and bedrock is encouraged.
 - d. Outdoor storage areas and dog lots must be screened from public view by a solid fence or other similar screening.
9. Utility Services

- a. Trucked water, sewer, and waste services shall be provided within the Area Development Plan area, unless otherwise approved by the City of Yellowknife.
- b. Electrical services shall be provided overhead, unless otherwise approved by the City of Yellowknife.
- c. The fire protection plan and design of the Kam Lake commercial recreation lots shall be developed in consultation with the Fire Division. Fire protection measures shall be subject to feasibility as well as Public Works and other appropriate regulatory bodies' approvals.

10. Drainage and Wetlands

- a. Existing natural drainage patterns and wetlands should be maintained where possible.
- b. A Grading Plan that maintains existing drainage as practically as possible shall be provided to the satisfaction of the Department of Public Works at the time of the Development Permit.

11. Quarry and Surrounding Land Uses

- a. Quarry operations will not be permitted in the Kam Lake South ADP area.
- b. Vegetation buffers will be maintained along Kam Lake Road to mitigate traffic and transportation-related nuisances.